

056.A

0016

0006.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

238,500 / 238,500

USE VALUE:

238,500 / 238,500

ASSESSED:

238,500 / 238,500


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
16		OLD COLONY LN, ARLINGTON

**OWNERSHIP**

Owner 1:	SHAHIDI HOMAYOON	Unit #:	6
Owner 2:			
Owner 3:			

Street 1: 16 OLD COLONY LANE #6

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: FORSYTHE INEZ M -

Owner 2: -

Street 1: 16 OLD COLONY LANE #6

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo

with a Condo Garden Building built about 1965, having primarily

Brick Exterior and 605 Square Feet, with 1 Unit, 1 Bath, 0 3/4

Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6039																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	238,500			238,500		
							151588
							GIS Ref
							GIS Ref
							Insp Date
							10/11/17

Source: Market Adj Cost Total Value per SQ unit /Card: 394.21 /Parcel: 394.21

Entered Lot Size Total Land: Land Unit Type:

10/11/17

!4837!

**USER DEFINED**

Prior Id # 1:	151588
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	01:13:43
danam	
4837	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 056.A-0016-0006.0

Notes

Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Notes Date

2022 102 FV 238,500 0 . 238,500 Year end 12/23/2021

2021 102 FV 235,200 0 . 235,200 Year End Roll 12/10/2020

2020 102 FV 228,600 0 . 228,600 228,600 Year End Roll 12/18/2019

2019 102 FV 210,400 0 . 210,400 210,400 Year End Roll 1/3/2019

2018 102 FV 174,300 0 . 174,300 174,300 Year End Roll 12/20/2017

2017 102 FV 162,200 0 . 162,200 162,200 Year End Roll 1/3/2017

2016 102 FV 162,200 0 . 162,200 162,200 Year End 1/4/2016

2015 102 FV 153,000 0 . 153,000 153,000 Year End Roll 12/11/2014

Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif Notes

FORSYTHE INEZ M 45780-406 8/2/2005 218,000 No No

FORSYTHE INEZ M 45510-419 6/30/2005 Family 99 No No

19102-431 6/1/1988 122,000 No No Y

Date Result By Name

10/11/2017 Measured DGM D Mann

5/6/2000 197 PATRIOT

ACTIVITY INFORMATION

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

Date Result By Name

10/11/2017 Measured DGM D Mann

5/6/2000 197 PATRIOT

**BUILDING PERMITS**

Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6039																

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH												
Type: 7 - Condo Garden			Full Bath: 1 Rating: Average	A Bath:	Rating:	643-0536, Building Number 16.															
Sty Ht: 1 - 1 Story			3/4 Bath:		Rating:																
(Liv) Units: 1 Total: 1			A 3QBth:		Rating:																
Foundation: 3 - BrickorStone			1/2 Bath: 0		Rating: Average																
Frame: 2 - Steel			A HBth:		Rating:																
Prime Wall: 7 - Brick			OthrFix:		Rating:																
Sec Wall:		%	RESIDENTIAL GRID																		
Roof Struct: 2 - Hip			OTHER FEATURES			1st Res Grid	Desc:	Line 1	# Units	1											
Roof Cover: 1 - Asphalt Shgl			Kits: 1		Rating: Average	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O			
Color: BRICK			A Kits:		Rating:	Other															
View / Desir: N - NONE			Frl: 0		Rating: Average	Upper															
GENERAL INFORMATION			WSFlue:		Rating:	Lvl 2															
CONDO INFORMATION			CONDO INFORMATION			Lvl 1															
DEPRECIATION			DEPRECIATION			Lower															
Avg Ht/FL: STD			Phys Cond: AV - Average	30.	%	Totals	RMS: 3	BRs: 1	Baths: 1	HB: 0											
Prim Int Wal: 2 - Plaster			Functional:		%	REMODELING			No Unit	RMS	BRS	FL									
Sec Int Wall:		%	Economic:		%	RES BREAKDOWN			1	3	1	0									
Partition: T - Typical			Special:		%				Exterior:												
Prim Floors: 4 - Carpet			Override:		%				Interior:												
Sec Floors:		%	CALC SUMMARY						Additions:												
Bsmnt Flr:			Basic \$ / SQ: 325.00						Kitchen:												
Subfloor:			Size Adj.: 1.49173546						Baths:												
Bsmnt Gar:			Const Adj.: 1.06018400						Plumbing:												
Electric: 3 - Typical			Adj \$ / SQ: 513.992						Electric:												
Insulation: 2 - Typical			Other Features: 32712						Heating:												
Int vs Ext: S			Grade Factor: 1.00						General:												
Heat Fuel: 3 - Electric			NBHD Inf: 1.00000000						Totals												
Heat Type: 6 - Elec Base/B			NBHD Mod:						1			3	1								
# Heat Sys: 1			LUC Factor: 1.00						SUB AREA												
% Heated: 100		% AC: 100	Adj Total: 343677						SUB AREA DETAIL												
Solar HW: NO		Central Vac: NO	Depreciation: 105165						Code Description Area - SQ Rate - AV Undepr Value												
% Com Wal		% Sprinkled	Deprecated Total: 238512						GLA Gross Liv Ar 605 513.990 310,965												

MOBILE HOME			Make:	Model:	Serial #	Year:	Color:									
SPEC FEATURES/YARD ITEMS																
Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value

**PARCEL ID** 056.A-0016-0006.0

